

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 8, 2025	
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT: Drainage Study for:		COPIES TO:	
Summerlin Village 25 Parcel P – Iris Glen		Westwood Professional Services	
Cross Streets:	Sunset Run Drive & Calico Bend Drive	Richmond American Homes	
File Number:	F:\Depot\DSMemos\DS05827A.doc	CCRFCFCD	
Parcel Number:	137-22-613-001		
Zoning Action:	24-0469-TMP1		
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	12/12/2024	1/8/2025	See Comments Below	\$400	6045227: \$400
TOTAL FEES (LDDRS):				\$400	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- The proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (Highland Pride Lane, Calico Bend Drive & Sunset Run Drive). The subject drainage study will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
- Per Conditions of Approval 24-0469-TMP1 Item #6: Grant a minimum 30-ft wide Public Sewer and Drainage Easement to be privately maintained for public sewer and drainage facilities within Comment Element “B”. Additionally. Grant a matching Public Sewer and Drainage Easement by separate document to be privately maintained for public sewer and drainage facilities adjacent to Comment Element “B” at the point of connection. The required width of these easements may be modified based on the review of construction drawings.

Show these Public Drainage Easements on the grading plans.

- The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

4. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide City Planning approval with the next submittal.
5. Exhibit E: Confirm flows shown in the Subbasin Prorated Flow Rate Summary table. For example, P(B2) flow should be 7.8, not 7.5 as shown which may affect flow over topping the curb.
6. Upsize all onsite storm drains to 8"-diameter minimum.
7. Grading Plan: Construction Note #12: Provide details of lot grate inlet.
8. Grading Plan: Provide a typical lot drainage for the lots where there is cross lot drainage.
9. Grading Plan: Landscape areas are not allowed to drain over the sidewalk. Provide flow lines with grades and sidewalk under drains for all landscape areas draining to the street. Revise all pertinent details accordingly.
10. Grading Plan: All storm drain manholes must have a 30" ring and cover. Revise all construction notes accordingly.
11. Grading Plan: Add to grading construction note "Drop inlet 10-ft in length or smaller, remove solid grate and replace it with regular grate".
12. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.
13. Plan & Profile Sheets: Label all onsite storm drain pipes as Private.
14. Grading Plan: Provide a cross section of common element 'B' in between lots 8 and 9 from Highland Pride Ln to Yellow Iris Ave and or provide more detailed grading of this area. The elevations along High Pride Ln are more than 10-ft higher.
15. Grading Plan: Cross section 3 on sheet D-1 is incorrect. Revise to match plan view.
16. Sheet G-5: Revise construction note S9 pointing to the 48" RCP on plan view to S2.
17. Sheet G-5: Callout the high point of sump area for inlet SDDI#1.
18. Sheet PP-3: Label the station and elevation of the high point of drainage easement in profile view.
19. Sheet PP-3: Label existing storm drain manhole, rim elevations and inverts.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
HDR/AYS/SF/JT

T/R/S: T20S/R59E/S22
AREA K-22